



Battle Creek Historic District Commission

Staff Report

Meeting: October 14, 2013

To: Historic District Commission

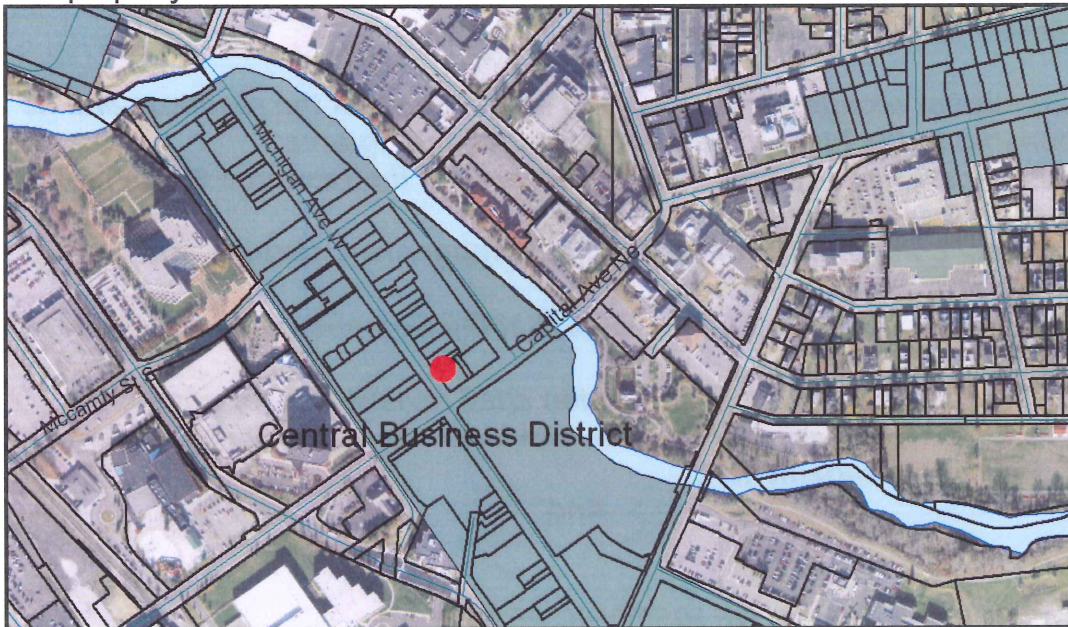
From: Glenn Perian, Senior Planner

Date: October 8, 2013

Subject: The petition filed by Fancy Nancy's Boutique, with the consent of owner WJ Schroer Co., for the issuance of a Determination of Appropriateness to install a sign at 8 W. Michigan Avenue that will comply with zoning and historic district commission requirements.

Site:

The property is located in the Local Central Business District Historic District.



Summary of Request

The proposed project includes the installation of a projection sign to advertise the business "Fancy Nancy's Boutique" that meets zoning and HDC approval requirements for the issuance of a Certificate of Approval at property located at 8 W. Michigan Avenue. The Applicant has provided drawings of two bracket proposals for the sign mount and photo rendering of what the sign will look like once the proposed work is completed. The business owner is expected to be at the meeting to answer any questions you may have related to the project.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended.*

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a business identification projection sign at the property located at 8 W. Michigan Avenue.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes the installation of a business identification projection sign to the building at 8 W. Michigan Avenue. Staff believes that either bracket design the business owner chooses is acceptable for approval and for the Commission to issue a Certificate of Appropriateness for the project.

- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** The proposed work to the building is to add an identification sign to the building. Staff does not believe any historic or distinctive architectural features will be destroyed in the process.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials or site work are being proposed that will create an earlier appearance and an identification sign is needed for customers to locate the business.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** Staff does not think that this requirement applies to this project.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** Staff does not believe this requirement applies to this project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** This element does not apply to this project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This element does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size,***

scale, color, material and character of the property, neighborhood or environment. Staff believes that the proposed work will meet this requirement for the project.

- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.
(Ord. 14-97. Passed 8-5-97.)

Recommendation:

The work proposed is for the purposes of identifying a business in the local central business district. The project is a necessity for the business and staff believes the proposed work complies with standards outlined in Chapter 1470 and should be approved. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work outlined in the plan submitted to install the proposed signage at 8 W. Michigan Avenue, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.



8 W. Michigan Avenue

NOTE ADDRESS IS: "2 W. Michigan Ave, Ste. 8"



City of Battle Creek

Department of Planning and Community Development

77 E. Michigan Avenue, Ste. 204 • Battle Creek, Michigan 49017 • (269) 966-3320

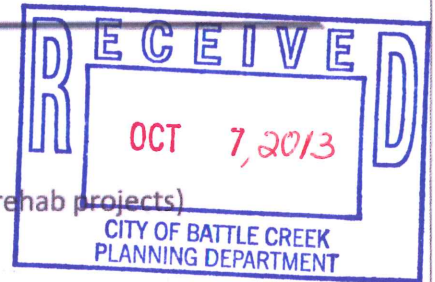
www.battlecreekmi.gov

Applicant
Stephanie
Fields
"Fancy Nancy's"

HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

- ☒ Certificate of Appropriateness (for repairs or rehab projects)
☐ Notice to Proceed (for demolition requests)



Petition No. _____

Date Received: 10/7/13

APPLICANT**

NAME: FANCY NANCY'S BOUTIQUE
ADDRESS: 8 W. MICHIGAN AVE., BC, MI 49017
PHONE: (269) 441-9204 FAX: N/A
EMAIL: TWOSISTERS@FANCYNANCYSBOUTIQUE.COM

OWNER (if different from applicant)

NAME: WJSCHROER CO / BILL SCHROER
ADDRESS: 2 W. MICHIGAN AVE., BC, MI 49017
PHONE: (269) 963-4574 FAX: (269) 963-5930
EMAIL: BSCHROER@SOCIALMARKETING.ORG

**If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 8 W. MICHIGAN AVE., BC, MI 49017
Current use of the property: RETAIL
List existing structures on the property and the approximate age of each: BUILT IN 1900.

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

NEED A SIGN TO INCREASE FOOT TRAFFIC.

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

SIGNATURE WILL INCREASE THE
APPEARANCE OF BUILDING.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

CREATE NEW FEATURES.

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof		
Windows		
Siding		
Foundation		
Other	NONE	BRACKET, SIGN

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

Name

Date

WJSCHROER COMPANY

TWO WEST MICHIGAN AVENUE

BATTLE CREEK MICHIGAN 49017

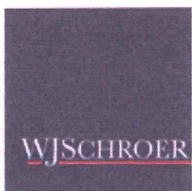
269.963.4874 TELEPHONE

269.963.5930 FACSIMILE

www.socialmarketing.org

October 4, 2013

Historic District Commission
c/o City of Battle Creek
10 North Division
Battle Creek, MI 49014



Dear Sir/ Madame:

This letter affirms that the undersigned is the owner of the 8 West Michigan property and supports Fancy Nancy's application for signage dated 10-7-13.

Please feel free to contact me should you have any questions regarding this application for the 8 West Michigan property.

Sincerely,

A handwritten signature in blue ink, appearing to read "William J. Schroer". The signature is written over the word "Sincerely," and extends to the right.

William J. Schroer

Principal/ Owner, 2 West/ 8 West Michigan

From: "Fancy Nancy's" <twosisters@fancynancysboutique.com>

To: CMHilton@ci.battle-creek.mi.us

Subject: Re: HDC Application

Good morning. Everything is attached. Please let me know if you guys need anything else from us. I apologize about the application being 2 separate documents, but we were experiencing technical difficulties this morning with our scanner - go figure! Glen mentioned that you would need to know where we'd like the sign to be mounted and we are proposing for it to be (reference pictures 1 and 2) over the door, closer to the right side of the front since the landlord is requesting that we mount it on the black piece that runs across the building. We felt it would look silly to have a bracket sticking out vertically from the building right in the middle of a large (10 foot plus) piece if we were to stick it right in the center. With it closer to the right, we feel it will 'anchor' the door, if you will. I can provide drawings of the bracket if you need them. If you need to reach me, I'll be at the store all day - the # is 441-9204. Thanks!

--

Stephanie Fields & Allison Cohen

Fancy Nancy's Boutique
8 West Michigan Avenue
Battle Creek, MI 49017

(269) 275-4112 (SF - Mobile)

(269) 275-1665 (AC - Mobile)

